

1 BILL NO. R-87-12-05

2 DECLARATORY RESOLUTION NO. R-85-87

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1 for property  
6 commonly known as 4401 Bluffton Road,  
7 Fort Wayne, Indiana. (The Truck En-  
8 gineering Co., Inc., Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated  
10 December 1, 1987, to have the following described property  
11 designated and declared an "Economic Revitalization Area" under  
12 Division 6, Article II, Chapter 2 of the Municipal Code of the  
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
14 12.1, to-wit:

15 all that part of Richardville  
16 Reserve, West of the St. Mary's  
17 River in Section 22, Township  
18 30 North, Range 12 East, Allen  
19 County, Indiana, more particularly  
20 described as follows:

21 Beginning on the East Right-of-way  
22 line of Bluffton Road (St. Rd.  
23 #1) at a point situated S 02°-08'  
24 W (See Indiana State Highway  
25 Plans), 555.5 feet from the North  
26 line of said Section 22; thence  
27 S 02°-08' W on and along said  
28 East Right-of-way line, 97.0  
29 feet to a point of tangency of  
30 a regular curve of radius 7111.97  
31 feet; thence on and along the  
32 arc of said curve an arc distance  
of 213.0 feet (the chord of which  
bears S 01°-17' W); thence S  
86°-49' E, 470.0 feet to the  
High Bank of the St. Marys River;  
thence N 32°-39' W, on and along  
said High Bank, 382.2 feet; thence  
N 86°-49'W, 255.0 feet to the  
point of beginning, containing  
2.580 acres of land;

33 said property more commonly known as 4401 Bluffton Road, Fort  
34 Wayne, Indiana;

35 WHEREAS, it appears that said petition should be pro-  
36 cessed to final determination in accordance with the provisions  
37 of said Division 6.



1 Page Two

2 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
3 OF THE CITY OF FORT WAYNE, INDIANA:

4 SECTION 1. That, subject to the requirements of Section  
5 4, below, the property hereinabove described is hereby designated  
6 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
7 12.1. Said designation shall begin upon the effective date of  
8 the Confirming Resolution referred to in Section 3 of this Resolu-  
9 tion and shall continue for one (1) year thereafter. Said desig-  
10 nation shall terminate at the end of that one-year period.

11 SECTION 2. That upon adoption of this Resolution:

12 (a) Said Resolution shall be filed with the Allen  
13 County Assessor;

14 (b) Said Resolution shall be referred to the Committee  
15 on Finance and shall also be referred to the De-  
16 partment of Economic Development requesting a re-  
17 commendation from said department concerning the  
18 advisability of designating the above designated  
19 area an "Economic Revitalization Area";

20 (c) Common Council shall publish notice in accordance  
21 with I.C. 5-3-1 of the adoption and substance of  
22 this Resolution and setting this designation as an  
23 "Economic Revitalization Area" for public hearing;

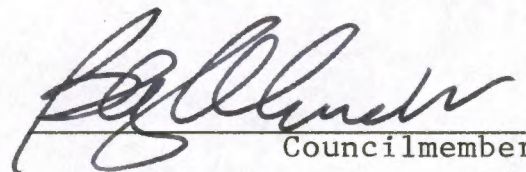
24 (d) If this Resolution involves an area that has al-  
25 ready been designated an allocation area under  
26 I.C. 36-7-14-39, then the Resolution shall be re-  
27 ferred to the Fort Wayne Redevelopment Commission  
28 and said designation as an "Economic Revitalization  
29 Area" shall not be finally approved unless said  
30 Commission adopts a resolution approving the peti-  
31 tion.  
32

1           SECTION 3. That, said designation of the hereinabove  
2 described property as an "Economic Revitalization Area" shall  
3 only apply to a deduction of the assessed value of real estate  
4 improvements.

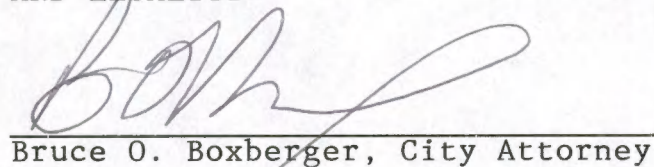
5           SECTION 4. That this Resolution shall be subject to  
6 being confirmed, modified and confirmed or rescinded after public  
7 hearing and receipt by Common Council of the above described re-  
8 commendations and resolution, if applicable.

9           SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is  
10 hereby determined that the deduction from the assessed value of  
11 the real property shall be for a period of six (6) years.

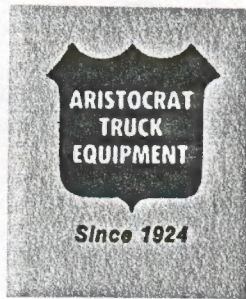
12          SECTION 6. That this Resolution shall be in full force  
13 and effect from and after its passage and any and all necessary  
14 approval by the Mayor.

15  
16   
17 Councilmember

18 APPROVED AS TO FORM  
19 AND LEGALITY

20   
21 Bruce O. Boxberger, City Attorney  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32





# THE TRUCK ENGINEERING COMPANY, INC.

4401 BLUFFTON ROAD • FORT WAYNE, INDIANA 46809 • TELEPHONE 219-478-1544

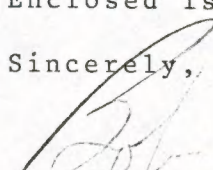
December 1, 1987

Mr. Greg Leatherman  
Dept. Economic Development  
8th Floor City-County Building  
One Main Street  
Fort Wayne, IN 46802

Dear Greg:

Enclosed is application for tax abatement per our telecon today.

Sincerely,

  
Robert V. Hinshaw

Enclosures

AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

  X   Real Estate Improvements  
       Personal Property (New Manufacturing Equipment)  
       Both Real Estate Improvements & Personal Property

.....

A. GENERAL INFORMATION

Applicant's Name: THE TRUCK ENGINEERING CO., INC.

Address of Applicant's Principle Place of Business:

4401 Bluffton Road

Fort Wayne, IN 46809

Phone Number of Applicant: (219) 478-1544

Street Address of Property Seeking Designation:

4401 Bluffton Road

S.I.C. Code of Substantial User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>  X  </u>	<u>      </u>
Is the project site within the flood plain?	<u>      </u>	<u>  X  </u>
Is the project site within the rivergreenway area?	<u>      </u>	<u>  X  </u>
Is the project site within a Redevelopment Area?	<u>      </u>	<u>  X  </u>
Is the project site within a platted industrial park?	<u>      </u>	<u>  X  </u>
Is the project site within the designated downtown area?	<u>      </u>	<u>  X  </u>
Is the project site within the Urban Enterprise Zone?	<u>      </u>	<u>  X  </u>
Will the project have ready access to City Water?	<u>  X  </u>	<u>      </u>
Will the project have ready access to City Sewer?	<u>  X  </u>	<u>      </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>      </u>	<u>  X  </u>



C. ZONING INFORMATION

What is the existing zoning classification on the project site? M2

What zoning classification does the project require? M2

What is the nature of the business to be conducted at the project site?

Manufacture truck bodies and hoists

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

28,000 Sq. Ft. Block bldg.

4,500 Sq. Ft. Block bldg.

What is the condition of structure(s) listed above? Needs substantial repair

Current assessed value of Real Estate:

95-3918-0006

Land 12,900

Improvements 38,000

Total 50,900

What was amount of Total Property Taxes owed during the immediate past year? \$8,894.00 for year 1986. DUE 87

Give a brief description of the proposed improvements to be made to the real estate.

1. Add office space 5. Improve restrooms

2. 1,320 sq. ft. addition 6. Improve lighting

3. Re-roof 7. Improve fencing & parking

4. Improve heat & air

Cost of Improvements: \$ 115,000

Development Time Frame: 90 DAYS

When will physical aspects of improvements begin? 1/88

When is completion expected? 4/88

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: N/A



What was amount of Personal Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_.

Give a brief description of new manufacturing equipment to be installed at the project site.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Cost of New Manufacturing Equipment? \$ \_\_\_\_\_

Development Time Frame:

When will installation begin of new manufacturing equipment? \_\_\_\_\_

When is installation expected to be completed? \_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 26

How many permanent jobs will be created as a result of this project?  
45 Total additional salaries \$420,000

Anticipated time frame for reaching employment level stated above?  
One year

What is the nature of those jobs?

<u>Machine shop</u>	<u>Packaging</u>	<u>Shipping/Receiving</u>
<u>Welding</u>	<u>Painting</u>	<u>Assembly</u>

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

In order for Truck Engineering to handle new business, it is necessary to buy the facilities and expand at a cost of \$115,000. Included in the expansion is remodeling at a cost of \$80,000. The balance is an addition. There are no other satisfactory facilities in Fort Wayne and we prefer not to move.

\_\_\_\_\_

\_\_\_\_\_

In what Township is project site located? Wayne Township

In what Taxing District is project site located? 91 Fort Wayne Wayne

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Robert V. Hinshaw, President 4401 Bluffton Road Fort Wayne, IN 46809

The Truck Engineering Co., Inc. 4401 Bluffton Road Fort Wayne, IN 46809

Phone Number of Contact Person (219) 478-1544

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Robert V. Hinshaw, President  
Signature of Applicant

9-9-87

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).



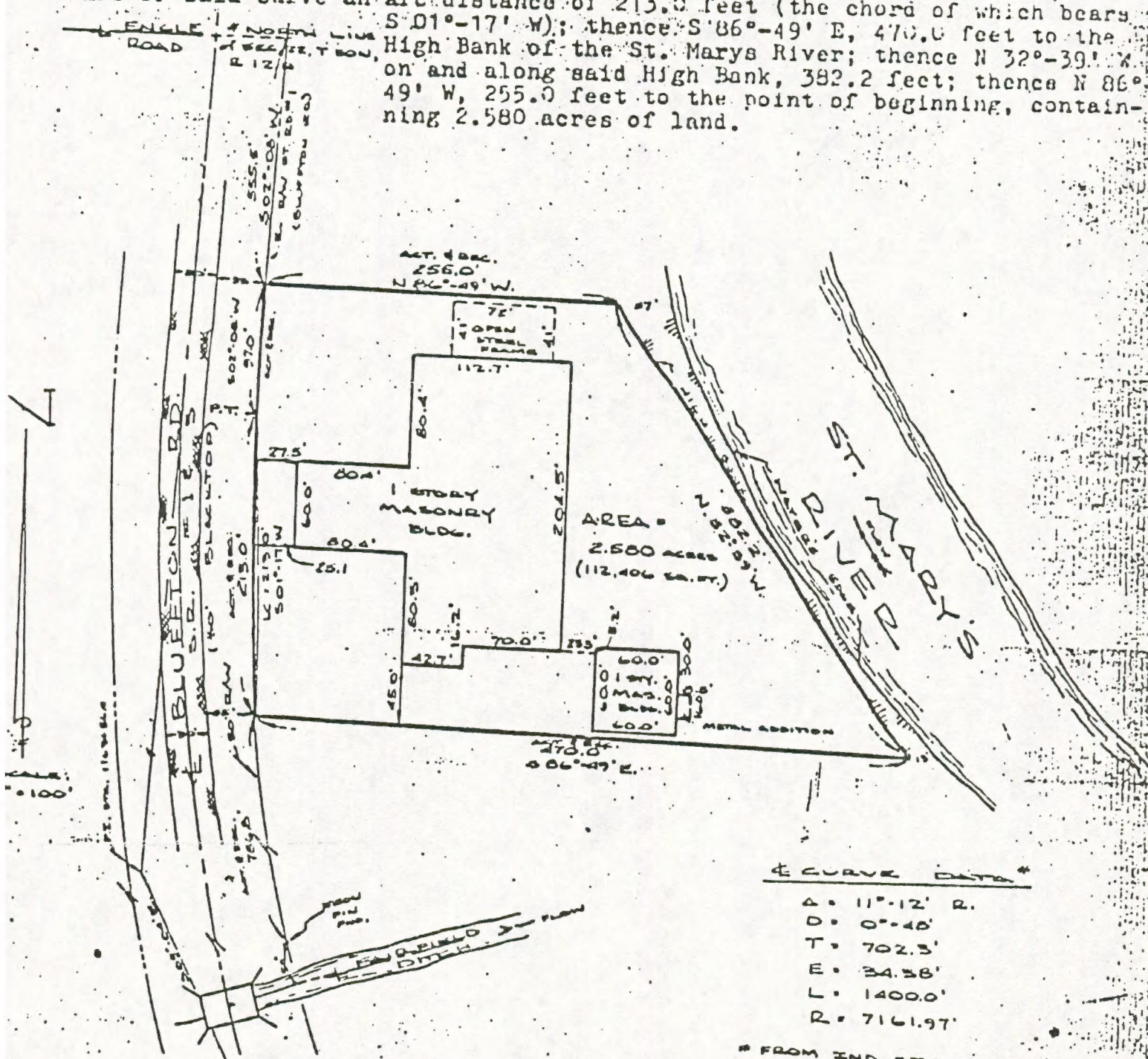
EXHIBIT "A"  
Z. K. TAZIAN ASSOCIATES, Inc.

Fort Wayne, Indiana 46805

# Certificate of Survey

In conformity with the records or the plat thereof on file in the Allen  
Port Wayne, Indiana County Recorder's Office.

is free from encroachments by adjoining land owners unless specifically stated below. Commencement is indicated. Beginning on the East Right-of-way line of Bluffton Road (St. Rd. # 1) at a point situated S 02°-05' W (See Indiana State Highway Plans), 555.5 feet from the North line of said Section 22; thence S 02°-05' W on and along said East Right-of-way line, 97.0 feet to a point of tangency of a regular curve of radius 7111.97 feet; thence on and along the arc of said curve an arc distance of 213.0 feet (the chord of which bears S 01°-17' W); thence S 86°-49' E, 470.0 feet to the High Bank of the St. Marys River; thence N 32°-39' W on and along said High Bank, 382.2 feet; thence N 86°-49' W, 255.0 feet to the point of beginning, containing 2.580 acres of land.



I hereby certify above survey to be correct.

Surveyed: 11-18-71

Surveyed for: PURCHASE MINE.

Survey No. 2001

# FROM IND. STATE HIGHWAY  
COMM. PLANS

Registered Professional Civil Engr., & Land Surveyor  
Indiana 12,343 60011



Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart,  
seconded by Redd, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 12-8-87

Nadelya Esteroff  
SANDRA E. KENNEDY, CITY CLERK  
*Deputy*

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (GENERAL)  
(~~SPECIAL~~) (~~ZONING MAP~~) ~~ORDINANCE~~ (RESOLUTION) NO. R-85-87  
on the 8th day of December, 1987,

ATTEST:

(SEAL)

Nadelya Esteroff  
SANDRA E. KENNEDY, CITY CLERK  
*Deputy*

Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 9th day of December, 1987,  
at the hour of 10:30 o'clock A.M., E.S.T.

Nadelya Esteroff  
SANDRA E. KENNEDY, CITY CLERK  
*Deputy*

Approved and signed by me this 9th day of December,  
1987, at the hour of 4:00 o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4401 Bluffton Road, Fort Wayne, Indiana. (The Truck Engineering Co., Inc., Petitioner).

9-87-12-05

EFFECT OF PASSAGE Substantial repair to existing building and a 1.320 square foot building addition, (Details on Application), creating approximately 45 new jobs.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$115,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

BILL NO. R-87-12-05

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1 for property

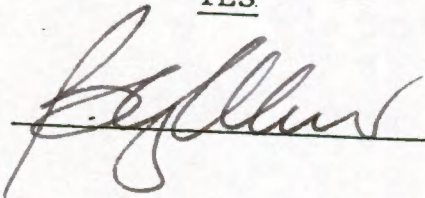
commonly known as 4401 Bluffton Road, Fort Wayne, Indiana

(The Truck Engineering Co., Inc., Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~ <sup>XXXXXXXXXX</sup>  
(RESOLUTION)

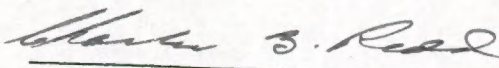
YES

NO

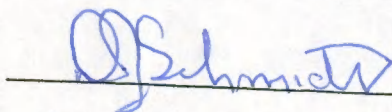


BEN A. EISBART  
CHAIRMAN

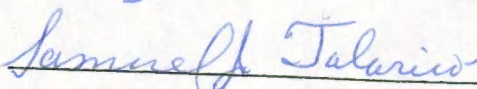
JAMES S. STIER  
VICE CHAIRMAN



CHARLES B. REDD



DONALD J. SCHMIDT



SAMUEL J. TALARICO

CONCURRED IN 12-8-87

SANDRA E. KENNEDY  
CITY CLERK